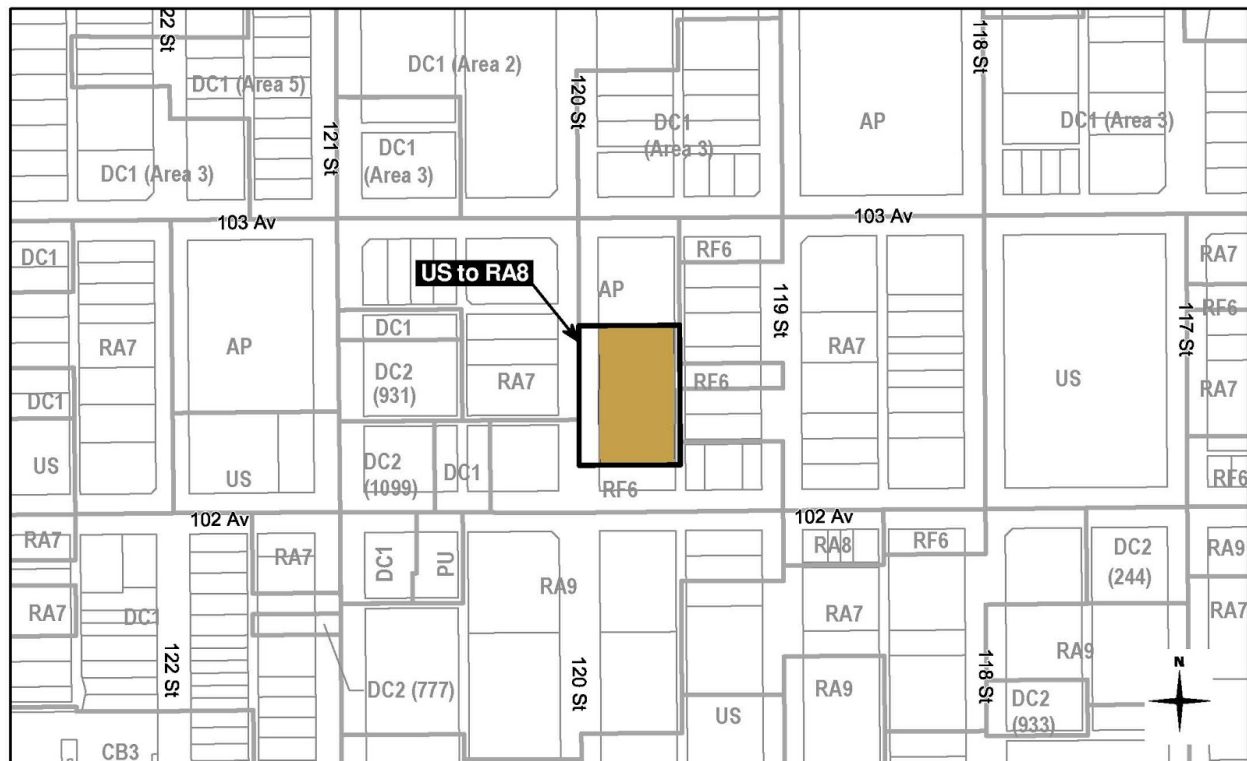




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT OLIVER

10231 - 120 STREET NW

To allow for medium rise Multi-unit Housing.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- the relatively large vacant site is appropriate for mid-rise development and potential compatibility issues with adjacent uses have been sufficiently addressed; and
- it responds in a balanced way to its location on the interior of a residential neighbourhood but within close proximity to future LRT and within the Centre City, as identified by City Plan and supported by the Transit Oriented Development Guidelines.

THE APPLICATION

1. BYLAW 19441 to amend Policy 6.5.1.1 of the Oliver Area Redevelopment Plan. Policy 6.5.1.1 currently directs residential development in the interior of the Oliver Neighbourhood in Sub Area 2 to be limited to “low rise apartment structures”, interpreted to be approximately 4 storeys. This policy is proposed to be amended to allow for an approximately 6 storey building on this site. A map in the plan would also be updated to reflect this rezoning, if approved.
2. CHARTER BYLAW 19442 to change the zoning from the (US) Urban Services Zone to the (RA8) Medium Rise Apartment Zone. The proposed RA8 Zone would allow for a 23 metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level, such as Health Services, Convenience Retail Stores and Specialty Food Services.

BACKGROUND

This is not the first attempt to rezone this site in the last few years. In late 2016, the City received an application to rezone the site to allow for a 14 storey building. Challenges were identified with that application due to the proposed density in the interior of the neighbourhood, and the proximity to, and associated shadowing impacts on Peace Garden Park, directly to the north. In the fall of 2017, during public engagement for that application, a member of the public suggested a potential “land swap” between the northeast corner of Oliver Park and the former St. John’s School site to resolve these challenges. The application was modified to pursue this course which would have led to this site being rezoned to the (AP) Public Parks Zone and a portion of Oliver Park being rezoned from the the (AP) Public Parks Zone to a (DC2) Site Specific Development Control Provision for a high rise tower. This previous application was refused by City Council at a Public Hearing on April 29, 2019. The same landowner is now pursuing development opportunities on this site again and this has led to the current rezoning proposal.

SITE AND SURROUNDING AREA

The site is the former location of St. John’s School, located north of 103 Avenue NW on the east side of 120 Street NW, immediately south of Peace Garden Park. It is very close to the 102 Avenue NW Bike Lane and about a block and a half from the future Brewery/120th Street LRT Stop on the Valley Line West LRT line. Surrounding buildings are predominantly low rise apartments ranging from two to four storeys and a row of townhouses between the site and 102 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (US) Urban Services Zone 	<ul style="list-style-type: none"> Vacant lot
CONTEXT		
North	<ul style="list-style-type: none"> (AP) Public Parks Zone 	<ul style="list-style-type: none"> Peace Garden Park (Community Garden)
East	<ul style="list-style-type: none"> (RF6) Medium Density Multiple Family Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Low rise Apartments One Single Detached House
South	<ul style="list-style-type: none"> (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> Row housing
West	<ul style="list-style-type: none"> (RF6) Medium Density Multiple Family Zone (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> Low rise Apartments One Single Detached House



SITE LOOKING SOUTH FROM PEACE GARDEN PARK



SITE LOOKING NORTHWEST FROM LANE

PLANNING ANALYSIS

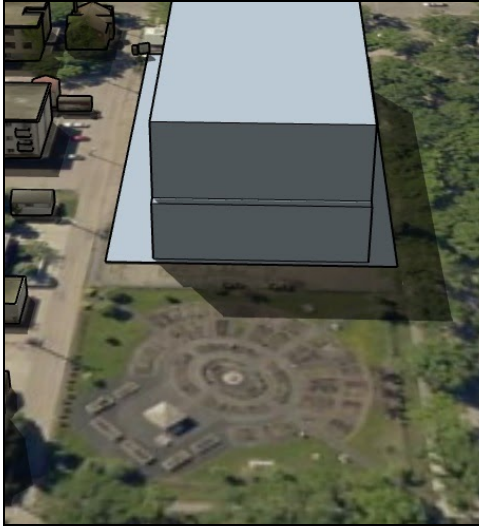
LAND USE COMPATIBILITY

In general, the proposed RA8 Zone, allowing an approximately 6 storey building, is compatible with the surrounding area which is predominantly multi-storey residential buildings. However, the interaction between the RA8 Zone to the land immediately north and south presents some challenges.

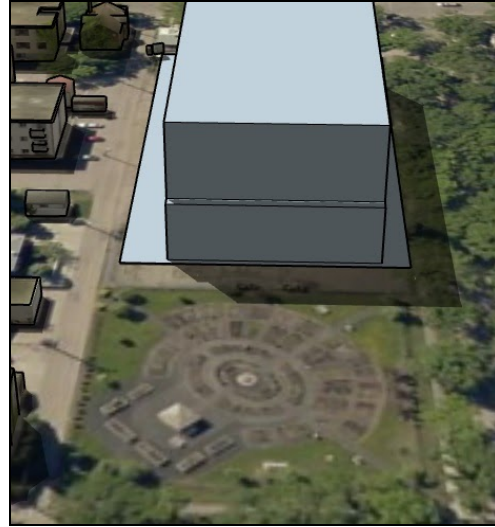
North - Peace Garden Park

Currently, the majority of Peace Garden park contains a community garden which benefits from unobstructed access to sunlight during the growing season with the former St. John's School site being vacant. The only way this level of sunlight access could be maintained would be for the site to remain vacant or developed as parkland. The applicant attempted to pursue this with a previous rezoning application in 2019 but is now proposing development of the site which, in any form, will create some loss of sunlight on the garden site.

If an RA8 scale building was built on this site, the sun shadow study shows that at the beginning of the growing season, around May 1, only the very southern edge of the garden will be in shadow. Between June 1 and July 15, no portion of the garden will be in shadow. By August 11, the same southern portion as at the beginning of the growing season is again in shadow. After August 11, the shadow impact slowly moves north, covering about half the garden by Sept. 21, and most of the garden by Oct. 1 at the end of the growing season. These measurements are around midday and all parts of the garden will still have sunlight in the morning, late afternoon and evening hours throughout the year, especially during the warmer months. A full shadow analysis of the growing season impacts is found in Appendix 1.



MAY 1 - 12:00 PM



JULY 15 - 12:00 PM

It is concluded that the impact of the proposed RA8 Zone on the functioning of the community garden could be noticeable for some gardeners with plots furthest to the south. But, the majority of the garden will not experience much reduction in sunlight exposure, except near the very end of the growing season when it is less critical compared to seeding and initial growth in late May and early June.

It should also be noted that Peace Garden Park is not only a community garden but is used for walking and sitting throughout the year, including the winter. The shadow impact of the proposed 6 storey building compared to a 4 storey building (as supported by the Oliver Area Redevelopment Plan and in line with many similar buildings nearby) would not be different in the winter months for the park site. A certain amount of shadow is to be expected for open space within a dense urban environment.

South - Carnaby Lane Condominium Corporation (row housing)

The interface of this site with the row housing development to the south is quite unique. Currently, the row houses have a small porch space and walkway to their rear with a fence separating them from the former school site. Due to unknown historical reasons that are not currently formalized through any kind of easement, the fence separating the two spaces is not along the property line but further north than the property line. The actual property line is approximately at the base of the stairs of the porches of the row houses with the waste collection area for the row houses entirely off site on the land proposed for rezoning.



VIEW OF INTERFACE BETWEEN REAR OF ROW
HOUSING DEVELOPMENT AND REZONING SITE



VIEW OF ROW HOUSING WASTE COLLECTION
AREA LOCATED ON REZONING SITE

The minimum setback for the RA8 Zone is 1.2 metres, increasing to 3.0 metres above a height of 10.0 metres. This means that for approximately double the height of the row houses, the facade of a building within the RA8 Zone would be approximately 0.6 metres inside the current

fenceline. However, balconies or amenity areas of the proposed RA8 building can extend 0.6 metres into this setback meaning the edges of balconies could be located almost exactly where the current fenceline is. The image below shows an approximation of where the south property line of the rezoning site is (red), the location of the 1.2 m side setback required by the proposed RA8 Zone (blue) and the location of the 3.0 m side setback required by the RA8 Zone for a new building above a height of 10.0 m (yellow).



APPROXIMATION OF EXISTING PROPERTY LINE AND SETBACK LINES

The minimum 1.2 metre side setback in the RA8 Zone is not designed for a situation where the property line is shared with the back decks of a row housing development, especially when there is an oddity in where the property line lies relative to the actual physical separation between the two sites. It is based on the assumption that it is facing the side of an adjacent development and that both developments are providing a 1.2 m setback, which is not the case here.

This minimal distance creates a number of concerns, some of which were also noted by the Carnaby Lane Condominium Corporation in feedback provided expressing concerns about this rezoning which included:

- Complete loss of rear walkway and access to rear entrances of row housing units to make way for required landscaping of the setback of the new development in the RA8 Zone;
- Safety concerns of falling debris from balconies;
- Loss of waste collection area and nowhere else on site to put bins;
- Even if a small access walkway were somehow arranged, the narrow width may not allow for proper snow clearing and with nowhere to pile snow; and
- There could be an inability to practice safe physical distancing from residents of adjacent patios/balconies when using the walkway.

It could be argued that these issues are not inherently caused by the RA8 Zone, but are more issues that the row housing development is responsible for resolving, seeing as they are currently using the adjacent property to partially facilitate their access and waste collection. However, it could also be argued that a rezoning application should respond appropriately to its surrounding context and that a (DC2) Site Specific Development Control Provision should be required to allow for customized regulations to address these issues.

In response to this, the current owner of the proposed rezoning site has sought to resolve these issues through the registration of a caveat on title in favour of the row housing development instead of pursuing a DC2 Provision with the rezoning. At the time of the writing of this report, the applicant has proposed to the Carnaby Lane Condominium Corporation a caveat which would require the building in the RA8 Zone to have a 3.0 metre setback from the lot line, instead of the minimal 1.2 metres required by the RA8 Zone. It would also allow the row housing development to continue to use their rear walkway and have their waste collection location remain. This extra space will help solve most of the issues raised above and allow for fencing and landscaping to help address privacy and overlook concerns between the two buildings.

It is anticipated that this caveat will be fully in place by the time of the Public Hearing and with it, Administration feels that the proposed RA8 Zone at this location is appropriate. Moreover, given the relatively large site size and limited other constraints, the chance of any variances being requested at the Development Permit stage is minimal.

OLIVER AREA REDEVELOPMENT PLAN

This site is within Sub Area 2 of the Oliver Area Redevelopment Plan (ARP). Residential development within this Sub Area is intended to consist of a range of built forms, from single detached dwellings to low rise apartment structures. A variety of row housing forms are encouraged within this Sub Area, stressing the individuality of the units, which should have garages and driveways oriented to rear lanes.

The proposed RA8 Zone would allow for a taller building than what the ARP currently contemplates with 6 storeys being considered a short mid-rise building, a term used to refer to buildings between 6 and 12 storeys. However, the RA8 Zone does require ground level units facing 120 Street NW to have entrances that front towards the street (similar to row housing) with no more than two dwellings sharing an entrance. All vehicular access is also required to be from the lane.

The proposed amendment to the ARP adds an exemption to Policy 6.5.1.1 in the plan related to height. There are currently two other approved rezonings on 121 Street NW north of 102 Avenue NW, a block west of this site, that do not meet this policy and allow for high rise buildings. The amendment with this application also creates an exemption for one of the high rise rezonings that was neglected to be amended when the rezoning was approved. A mid-rise building on this site respects the transition from high rises being on the large, divided collector road of 121 Street NW to the interior of the neighbourhood here. A mid-rise on this site is also justified by the proximity to the future Brewery/120th Street LRT Stop on the Valley Line West LRT line, as discussed in the next section.

TRANSIT ORIENTED DEVELOPMENT GUIDELINES

Because the site is within 400 metres of the future Brewery/120 Street LRT Stop, the Transit Oriented Development Guidelines apply. The guidelines consider this station to be an “Enhanced Neighbourhood” Station Type. Within 200 - 400 metres from this station type on sites greater than 0.25 hectares (this site is 0.38 hectares), the minimum density should be 225 dwellings per hectare. The minimum density of the RA8 Zone is only 75 dwellings per hectare, but a large site like this in such an urban setting would almost certainly be built to the full potential of the RA8 Zone. The TOD Guidelines indicate a typical building form for 225 dwellings per hectare is a 6 storey building, which is generally what the RA8 Zone creates the opportunity for.

While the TOD Guidelines support the RA8 Zone at this location, broadly speaking, they also suggest a more sensitive transition to the row housing development to the south than what the RA8 Zone requires:

"On sites abutting a single detached, semi detached, or row housing zone, the height of the abutting facade should be stepped down to the maximum height permitted in the adjacent zone, and additional step backs should be incorporated into the building so that the bulk of the building is located away from the shared property line."

The maximum height in the RF6 Zone is 14.5 to 16.0 m, depending on the roof design. The RA8 Zone requires a stepback at a height of 10.0 m in height, so the first part of the above guidance is considered satisfied. However, the RA8 Zone does not require “additional step backs” above this as suggested by the guidelines. The only way to fully conform with this suggestion would be through a (DC2) Site Specific Development Control Provision that regulates additional stepbacks. The applicant did not want to increase the complexity of this application by undertaking a rezoning to a DC2 Provision and additional stepbacks would do little to change the impact of the zone on the existing row houses to the south. The challenges facing the row housing development as a result of this rezoning are more related to the overall setbacks of the building, as previously discussed.

CITY PLAN

On September 16, 2020, City Council gave second reading to City Plan, Edmonton’s new Municipal Development Plan. This is a very high level policy document describing the strategic goals, values and intentions that direct how Edmonton will grow from 1 million to 2 million people over the next several decades. One key piece of this plan is to accommodate all of this future growth within Edmonton’s existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

The entire neighbourhood of Oliver is considered part of the Centre City in the new City Plan. As defined by City Plan, Centre City is Edmonton’s distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. It includes a critical mass of housing, employment and civic activities. The desired overall density is a minimum 450 people and/or jobs per hectare and the typical massing/form is high-rise and mid-rise. This site, on the interior of Oliver on local roads but still near LRT, is more suited to the lower end of this

spectrum and a short mid-rise building as facilitated through the proposed RA8 Zone is considered appropriate.

TECHNICAL REVIEW

Urban Growth and Open Space Strategy expressed no objections to this proposal but advised that the developer is responsible for repairing any damages to the park site relating to the development of this site to the City's satisfaction.

EPCOR Water advised of the need for upgrades to existing infrastructure to accommodate the scale of proposed development within the RA8 Zone. The owner/developer will be responsible for all costs associated with these upgrades with further details to be determined at the Development Permit stage.

PARKING, LOADING AND VEHICULAR ACCESS

Vehicular access to the site will be from the rear lane and no vehicular access shall be permitted from the site to 120 Street NW. Further details of site access, including potential upgrades to the lane, will be reviewed at the Development Permit stage.

PUBLIC ENGAGEMENT

<p>ADVANCE NOTICE February 10, 2020</p>	<ul style="list-style-type: none"> ● Number of recipients: 207 ● Number of responses: 8 ● Number of responses in support: 0 ● Number of responses with concerns: 8 ● Common comments included: <ul style="list-style-type: none"> ○ Space would be better as a park site/is already used as such - shouldn't change (x4) ○ Traffic and parking impacts (x4) ○ Construction impacts/safety (x3) ○ Impacts on Peace Garden Park - seniors use and gardeners (x3) ○ 6 storeys too big (x2) ○ Built form transition to south ○ Overlook and privacy impacts ○ Should be DC2 to customize design to address concerns ○ Any businesses on main floor should have drop off spaces in front of them and limited hours ○ Not needed with all the vacancies already in Oliver ○ Will decrease nearby property values
<p>ENGAGED EDMONTON WEBPAGE June 5 - 26, 2020</p>	<p>https://engaged.edmonton.ca/stjohnsrezonin_g</p>

	<ul style="list-style-type: none"> • Aware: 536 • Informed: 84 • Engaged: 36 • Support: 5 • Support with conditions: 6 • Opposed: 20 • No Position: 5 • Common topics included: <ul style="list-style-type: none"> o Traffic and Parking o Relationship to previous rezoning application (land swap) o Impacts on Peace Garden Park o Parks and Open Space needs in Oliver o Impact on row housing to the south o Building Design o Policy context and conformance with the AR o Broader neighbourhood impacts • See Appendix 2 for a full “What We Heard” Report
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/oliver-planning-applications.aspx


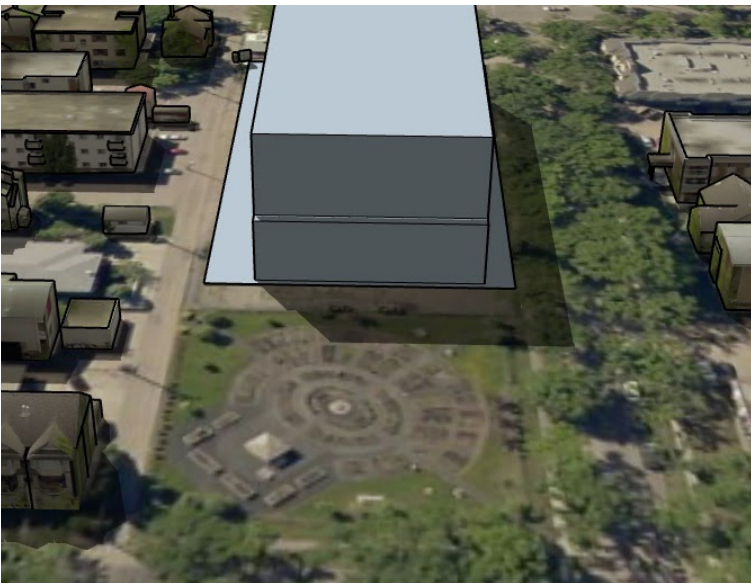
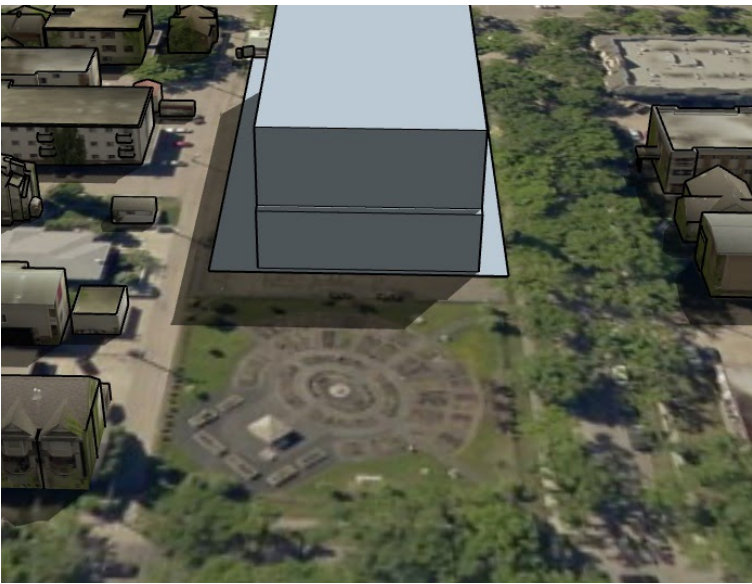
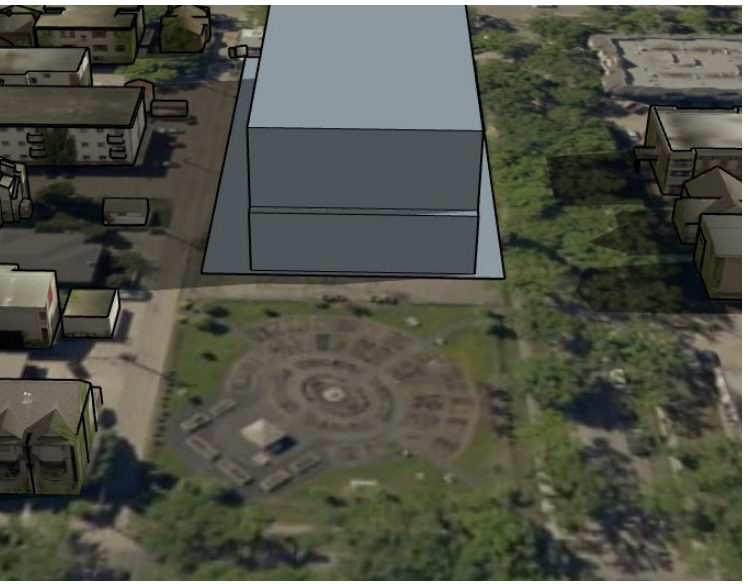
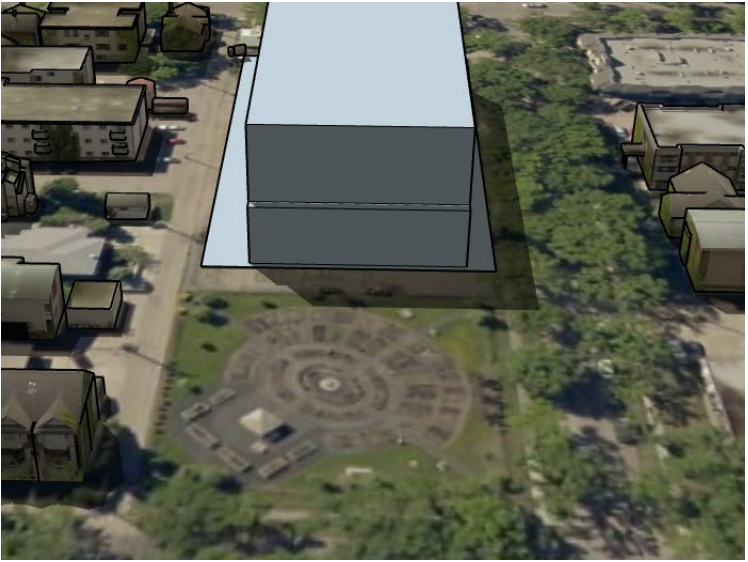
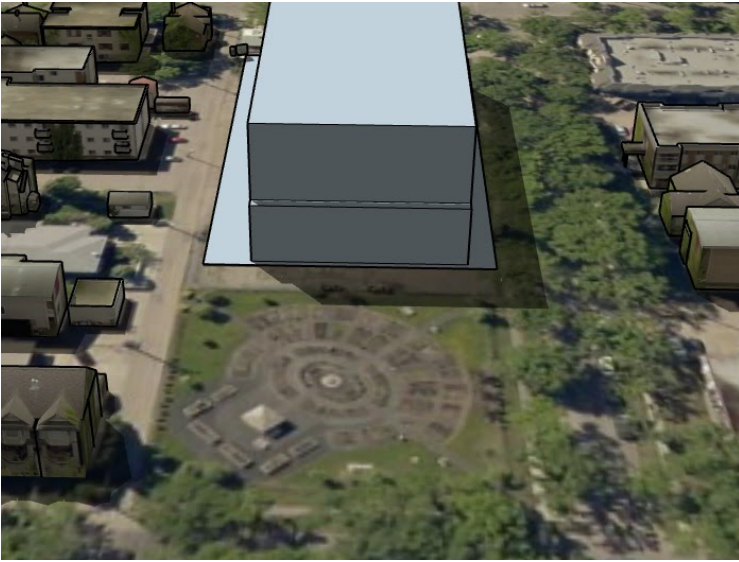
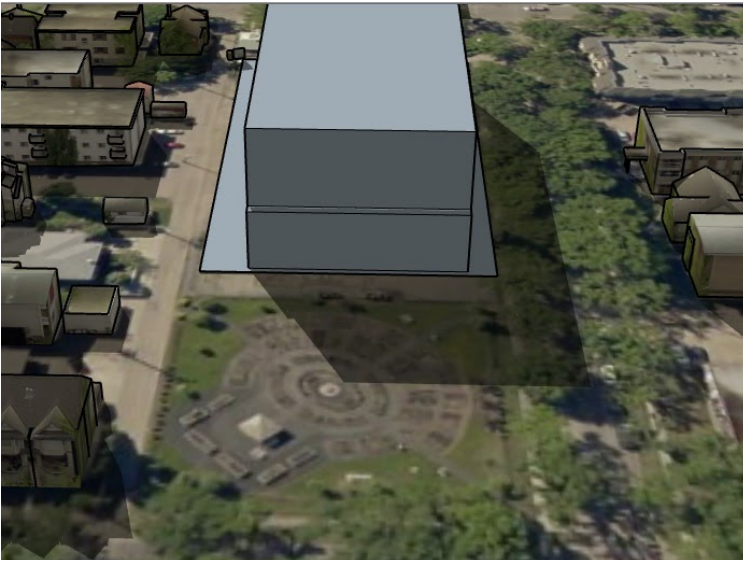
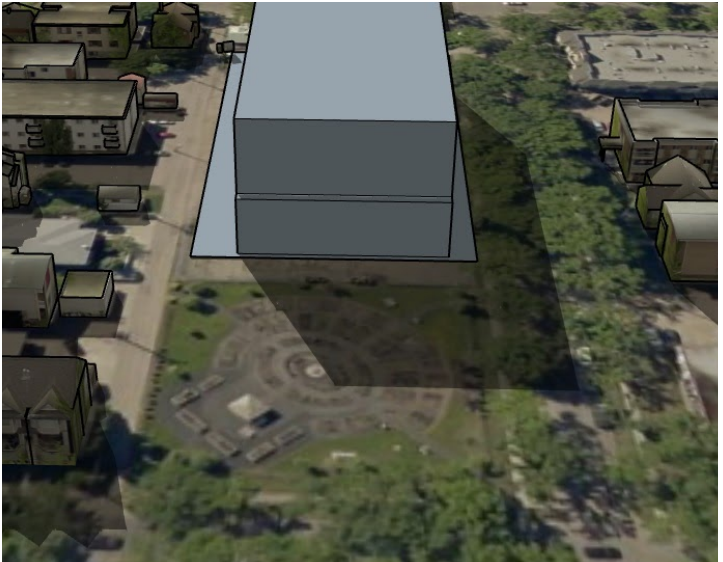
CONCLUSION

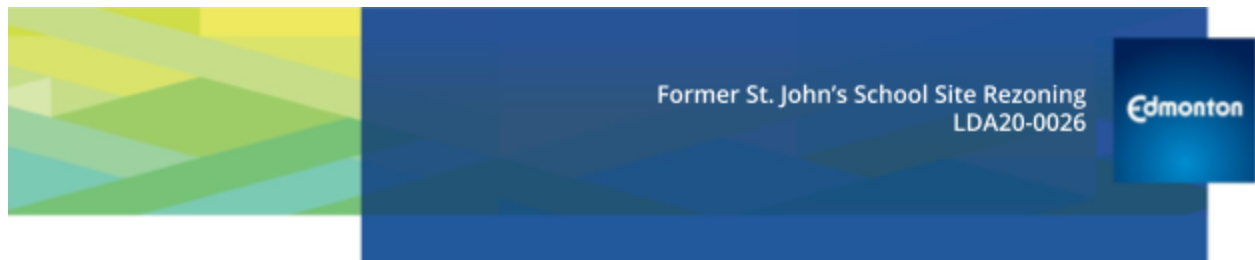
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Sun Shadow Analysis - Growing Season Impacts
- 2 “What We Heard” Public Engagement Report
- 3 Application Summary

SUN SHADOW ANALYSIS - GROWING SEASON IMPACTS

 <p>MAY 1 & AUG 11 9:00 AM</p>	 <p>MAY 1 & AUG 11 12:00 PM</p>	 <p>MAY 1 & AUG 11 3:00 PM</p>	 <p>MAY 1 & AUG 11 6:00 PM</p>
 <p>JUN 1 12:00 PM</p>	 <p>JUL 15 12:00 PM</p>	 <p>SEP 21 12:00 PM</p>	 <p>OCT 1 12:00 PM</p>



WHAT WE HEARD REPORT

Online Public Engagement Feedback Summary

LDA20-0026 - Oliver

PROJECT ADDRESS: 10231 - 120 Street NW

PROJECT DESCRIPTION: The application proposes to rezone the property from [Urban Services Zone \(US\)](#) to [Medium-Rise Apartment Zone \(RA8\)](#).

The proposed Medium-Rise Apartment Zone (RA8) would allow for a 23-metre high (approximately 6-storey) residential building with limited commercial opportunities, such as Child Care Services, General Retail Stores and Specialty Food Services, at ground level.

The application includes an amendment to the [Oliver Area Redevelopment Plan \(ARP\)](#) to enable the rezoning.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/oliver-planning-applications.aspx

ENGAGEMENT FORMAT: Online Engagement Webpage - Engaged Edmonton: <https://engaged.edmonton.ca/stjohnsrezoning>

ENGAGEMENT DATES: June 5 - 26, 2020

NUMBER OF VISITORS:

- Engaged: 36
- Informed: 84
- Aware: 536

See "Webpage Visitor Definitions" at the end of this report for explanations of the above categories.

ABOUT THIS REPORT

The information in this report includes feedback gathered through the Online Engagement Webpage on the Engaged Edmonton platform from June 5 - 26, 2020. Because of public health issues related to COVID-19, the City wasn't able to host an in-person public engagement event to share information and collect feedback, as we normally would have.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision.

This report is shared with all webpage visitors who provided their email address. This summary will also be shared with the applicant and the Ward Councillor.

ENGAGEMENT FORMAT

The Engaged Edmonton Webpage included a video, written text and documents available for download. Two "tools" were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

WHAT WE HEARD

Support: 5

Support with conditions: 6

Opposed: 20

No Position: 5

Comments

General

- This should be a DC2 Provision to address site specific concerns. It can be modelled after RA8 but with adjustments to address site specific issues (x5).
- I oppose this development (x6).

- I support this (x5)
- Please do not okay this development (x3).
- Please make this happen!
- I'm looking forward to seeing it built!
- Good missing middle infill proposal.

Transportation

- Increased traffic could result in more accidents and impacts on pedestrians, including seniors home nearby. (x6)
- Street parking is already limited, this would make it worse. (x5)
- Private on site parking nearby will be taken up by visitors and people going to the potential commercial uses.
- Great location for removal of parking minimums with proximity to downtown, bike lanes and future transit.
- A full traffic study should be done
- Anything above 4 storeys would mean too much congestion/parking/traffic.
- Lots of development sites in Oliver right now and concerned about the cumulative impact on traffic increases from them all.
- Not concerned about parking if the goal is to encourage transit/bikes.
- Parking will probably continue to be an issue but is to be expected living so close to downtown.

Previous Applications

- It is disingenuous to say that the previous zoning application would have resulted in expanding the park, as this was not in the rezoning application (x3).
- Disappointing that Council voted down the previous application, but this is an acceptable alternative.
- Applaud developer's earlier attempts to address community concerns through a land swap, but not supportive of this alternative.
- The developer here seems to be caught between a rock and a hard place, given the recent history around previous attempts to develop or swap this land.
- It seems that the application rejected by City Council in 2019, or something like it, might want to be reconsidered, given that it solved or mitigated at least some of the problems related to the amount of open space in the area.
- This RA8 rezoning application is preferable to the two previous applications by this developer.
- The previous DC2 zoning would have allowed margins for a more nuanced and artful development.

Peace Garden Park

- Sun shadow would negatively impact the garden to the north. This is the only garden in Oliver and needs to be protected (x8)
- This will ruin the little park next to it (x3).
- There is an impact on the park but it is acceptable (x2)
- Peace Garden Park is an exclusive use area for gardeners, should not be catered to.
- Sun/shadow impacts on the garden are manageable with limited impact on the garden.
- Sun access to the park has to be considered year round, not just in summer.

Parks/Open Space

- We need a park/garden on the St. John's School Site. (x8)
- Oliver already has a very high population density, with not enough parkland (x3).
- COVID-19 has shown we need more parks/open space, not less (x2)
- Balance has to be maintained between high density buildings and park space (x2).
- Undeveloped paved strip between the park and school site needs clarity on ownership and intent. If left undeveloped, it is not good for anyone.

Carnaby Lane Condos ("Bubble Houses" to the south of the site)

- Setbacks not sufficient from townhouses to the south (x5).
- Building too close to townhouses - risk of falling debris (x2).
- Setbacks in the RA8 zone are prejudiced to large sites and single detached houses where they are expected to be larger than on smaller sites and next to other small scale types of development like row houses (x2).
- Design of building at the development permit stage should consider the interaction with the townhouses to the south and the garden to the north (x2).
- Landscaping between new building and townhouses would eventually disrupt sidewalk on townhouse site.
- Nowhere to put snow clearing from townhouses if built.

Building Design

- Setbacks too minimal (x5)
- RA8 is a contextually inappropriate tool for this site and the RA8 zone's setback and stepback parameters have generally been calibrated assuming a greenfield development situation, where both the site and adjacent sites are assumed to be abiding by the same setbacks as regulated in the contemporary zoning bylaw. This is not this context (x4).
- Overlook and privacy concerns on surrounding properties (x3)

- Size of the building doesn't fit the neighbourhood (x3).
- Design should have more articulation (x2).
- 6 Storeys fits well with existing condo developments in the area.
- Size and scale is extremely reasonable for the interior of Oliver.
- The standard RA8 zone leaves a lot of unanswered questions about design specifics and site layout.
- This is the exact kind of height reduction the community was asking for from the original application.
- 6 Storeys would create sightline issues for surrounding buildings and the park.
- Need more "green" buildings. Green rooftop space would benefit the residents of the building and bring more beauty to the area.
- Building should be carbon neutral because it is right by a garden.
- There needs to not be any variances to setbacks.

Policy Context

- 6 storeys/RA8 does not conform with Oliver ARP. The interior of the neighbourhood should stay 4 storeys as per the plan (x3).
- Aligns well with plans to increase density in core neighbourhoods like Oliver (x2).
- RA8 does not require height and massing transitions as recommended by the Transit Oriented Development Guidelines (x2).

Broader Neighbourhood Impacts

- Add terrific density and vibrancy to a highly desirable part of the core (x2).
 - More noise from more people (x2).
 - Lower buildings (4 storeys) should be in interior with taller buildings on the edges (x2)
 - Council should look at what is happening in the neighbourhood overall before allowing this development to go forward.
 - Oliver and downtown in general is in no need of yet another condo building
 - Focus of Council should be on quality of life of the community
 - Lack of regulations of RA8 doesn't ensure a design that will benefit the community.
 - Would not benefit Oliver in any way
 - Too many developments happening nearby here already.
 - Will bring more living options to the area that are currently missing
 - Construction impacts very disruptive
-

Questions & Answers

1. The massing and shadow in video appear to be developer-provided. Can you confirm? If so, has the City built and tested its own model of the RA8 massing envelope to validate these? Can you please provide views from other sides?
 - One of the models (the u-shaped one) was provided by the developer's architect to show an idea of how they see a building being designed for a site of this shape and size. The block model was built by the City to show the full height and Floor Area Ratio of the [RA8 Zone](#). Shadows were created using Trimble Sketchup by the City, geolocated for Edmonton's latitude and are accurate. The models are in a three dimensional computer environment, so any angle, date or time can be created. Please contact the file planner, Andrew McLellan, at andrew.mclellan@edmonton.ca or 780-496-2939 to request a specific view.
2. What plans do the developers have in place to make this building as carbon neutral as possible? Will the city be changing its development requirements so that new builds must be net-zero in carbon emissions? Things like solar panels, rooftop green spaces, geothermal energy sources, or anything that makes a building zero emission should be mandatory.
 - Sustainable building practices, such as net-zero emissions, are not normally regulated by the Zoning Bylaw or through zoning. These practices are regulated under the Provincial Alberta Building Code and the National Energy Code at the building permit stage, after rezoning.
 - The applicant has advised they have not yet made specific design decisions around what types of sustainable features might be incorporated into this development. However, the building would be required to be built under the 2017 National Energy Code, which came into effect in December last year. The mandated energy efficiency under the 2017 Code is a level above the previous code, and is far greater than the standards older buildings were required to meet.
 - On August 27, 2019 City Council voted to update the City's [Community Energy Transition Strategy \(CETS\)](#) to work to limit the release of greenhouse gas emissions from now until 2050. Through this strategy, Edmonton is transitioning to a low-carbon future and is working to have all new buildings be net zero carbon before 2030, and all existing buildings be net zero carbon by 2050.

3. Parking along 120 Street is already very crowded due to resident parking and those that use the street as free park and ride (park and walk to Jasper Ave/104 Ave to catch a bus). What will the developer be doing to account for extra parking for residents of a multi-story building & guests?
 - On June 23, 2020 Edmonton City Council voted to remove minimum vehicle parking requirements from the Zoning Bylaw ([item 3.22](#)). Eliminating parking minimums represents a significant move towards achieving the vibrant, walkable and compact city that we have heard Edmontonians want through engagement for [ConnectEdmonton](#) and the [draft City Plan](#).
 - This change means that effective July 2, 2020 developers, homeowners and businesses will be able to decide how much parking to provide based on their particular operations, activities or lifestyle. Under the new rules, on-site barrier-free/accessible parking will continue to be provided at rates comparable to today and bicycle parking requirements have increased.
 - Developers, businesses and homeowners know their parking needs best and have an interest in ensuring they are met, making this approach more likely to result in the “right amount” of parking. The developer for this particular project has indicated his intention to provide approximately one parking stall per unit.
 - For more information on the removal of parking minimums, please visit edmonton.ca/makingspace.
4. Can you please show the location of the south property line and illustrate the minimum building setback from it?
 - The precise location of the south property line has not been verified by a survey at this stage. Rezoning deals with changes based on legal descriptions of titled parcels (lot, block, plan). Following zoning, at the Development Permit stage, a proper survey will be required to verify the precise location of all lot lines and required setbacks of new buildings from them, based on the zoning regulations. You can visit maps.edmonton.ca and turn on layers for “parcels” and use the provided measuring tools to estimate the approximate location of building setbacks. This will generally have an accuracy of +/- 1 metre. Below is an image that shows an estimation of:
 - The location of the south property line (red)
 - The location of the 1.2 m side setback required by the proposed [RA8 Zone](#) (blue).

- The location of the 3.0 m side setback required by the [RA8 Zone](#) for a new building above a height of 10.0 m (yellow).



5. The sidewalks in the area are in varying states of disrepair with water & ice issues in winter/spring. Would the city/developer be willing to fix the sidewalks during the construction of a new building?
 - The developer is only required to repair damage to sidewalks, roads and lanes around the site that are the result of construction activities.
 - If there are any portions of the public sidewalk that you believe are particularly unsafe, please make a complaint to [311](#).
 6. The former St. John's location is two blocks away from Oliver School. It seems that this is a great opportunity for the City to encourage families to live walking distance from a school. Will this development have apartments / condos that can truly accommodate families, or will it be yet another one of many around here that consists of only 1 and 2 bedroom places?
 - The proposed [RA8 Zone](#) will not require a certain number of units to have a certain number of bedrooms or be family oriented in any specific way. That would be left entirely up to the Developer.
 - The Developer has advised that consideration is still being given to incorporating three bedroom units, however this will be determined at a later date when market studies are completed and the building design is prepared for development permit.
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Webpage Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

If you have questions about this application please contact:

Andrew McLellan, Principal Planner
780-496-2939
andrew.mclellan@edmonton.ca

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19441, 19442
Location:	East side of 120 Street NW, north of 102 Avenue NW
Address:	10231 - 120 Street NW
Legal Description:	Lot 372, Block 19, Plan 0623115
Site Area:	3840.45 m ²
Neighbourhood:	Oliver
Notified Community Organization:	Oliver Community League
Applicant:	Gardner Architecture

PLANNING FRAMEWORK

Current Zone:	(US) Urban Services Zone
Proposed Zone:	(RA8) Medium Rise Apartment Zone
Plan in Effect:	Oliver Area Redevelopment Plan
Historic Status:	None

Written By:	Andrew McLellan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination